

*FOR SALE BY ONLINE AUCTION*  
*A two bedroom semi-detached house requiring general refurbishment and with scope for extension, sitting in grounds of over half an acre with a number of outbuildings.*

Guide Price  
£225,000 Freehold  
Ref: P7197/C

61 Hollesley Road  
Rendlesham  
Suffolk  
IP12 2RN



Sitting room, kitchen, boot room/shower room and cloakroom.  
Two first floor bedrooms and bathroom. Ample off road parking.  
Grounds of 0.55 acres including a yard with a number of basic outbuildings.

**FOR SALE BY TIMED ONLINE AUCTION**  
**- 16th November 2023**

Contact Us



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## Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on 16th November 2023 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 working days thereafter. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor has prepared an Auction Legal Pack. This is available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

## Seller's Solicitors

The seller's solicitors are Marshall Hatchick; Old Bank House, Market Place, Saxmundham, Suffolk IP17 1EL; Tel: 01728 602323; For the attention of James Robbins; Email: james.robbins@marshallhatchick.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## Location

The property is situated in a pleasant rural location along a small lane within the parish of Rendlesham. Local facilities include a school, doctors surgery, dentist, vets, hairdressers, fish & chip shop, café/bar, a park/sports fields, a primary school and children's nursery. There are also two buses which run through the village. Nearby is Rendlesham Forest with many walks and cycle routes. The popular and historic market town of Woodbridge lies approximately four miles to the south-west, on the banks of the River Deben, and offers a further choice of schools in both the state and private sectors, the Riverside Theatre, a variety of restaurants, shops and other facilities. From Woodbridge, there are regular rail services to Ipswich from where direct services to London's Liverpool Street station take just over the hour. Orford lies approximately eight miles to the east, with Aldeburgh eleven miles to the north.

## Description

61 Hollesley Road is a semi-detached dwelling now requiring general refurbishment. On the ground floor is a sitting room, kitchen and a boot room which also has a shower room, along with a cloakroom. On the first floor are two bedrooms and a bathroom. The house has UPVC double glazed windows. The heating system is no longer in working order. Outside, the house sits in large grounds of 0.55 acres where there is ample off road parking along with a yard area and numerous basic timber buildings.



## The Accommodation

### Ground Floor

A UPVC partially glazed front door leads to the

#### *Sitting Room* 15' x 12' (4.57m x 3.66m)

East facing UPVC window to the front of the property. Brick fireplace which is now home to a wood burning stove and which used to house an oil fired range that heated the hot water and a couple of radiators. Wall light points. Built in cupboard and stairs to the first floor landing and understairs cupboard. An open doorway leads to the



#### *Kitchen* 15' x 9'2 (4.57m x 2.79m)

Basic high and low level wall units with space and plumbing for a electric cooker, washing machine and fridge freezer. Stainless steel sink with drainer and taps above. West facing UPVC window. Redundant radiator. Airing cupboard housing the hot water cylinder served by an immersion heater. A UPVC door leads to the



### *Boot/Shower Room*

South and west facing UPVC windows and door to the exterior. Shower unit. A door opens to a

### *Cloakroom*

WC and hand wash basin.

The stairs from the ground floor sitting room rise to the

## **First Floor**

### *Landing*

Hatch to roof space. Doors lead off to the two double bedrooms and bathroom.

### *Bedroom One* 14'6 x 9'1 (4.42m x 2.77m)

A double bedroom with east facing window with field views and towards Bentwaters. Redundant radiator.

### *Bedroom Two* 9' x 8'4 (2.74m x 2.54m)

A small double bedroom with west facing UPVC window to the rear of the property. Redundant radiator. Fitted cupboards.

### *Bathroom*

Comprising bath, WC and hand wash basin. Redundant radiator. West facing UPVC window.

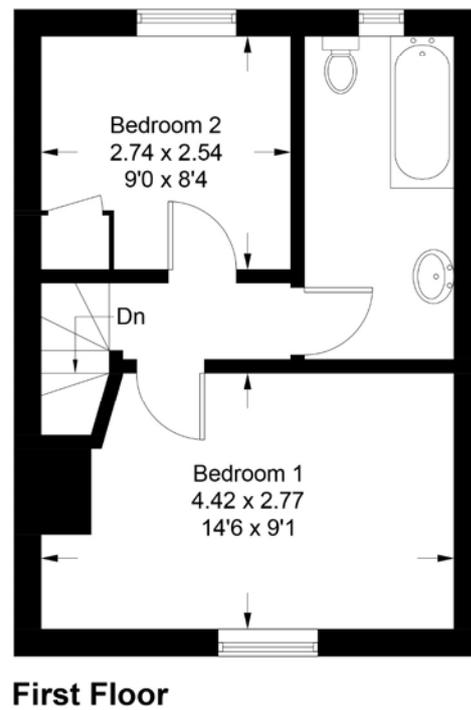
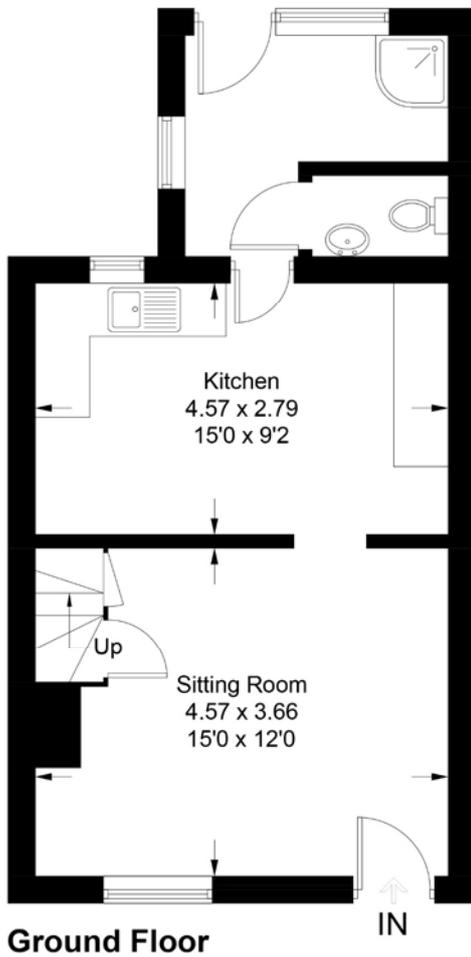
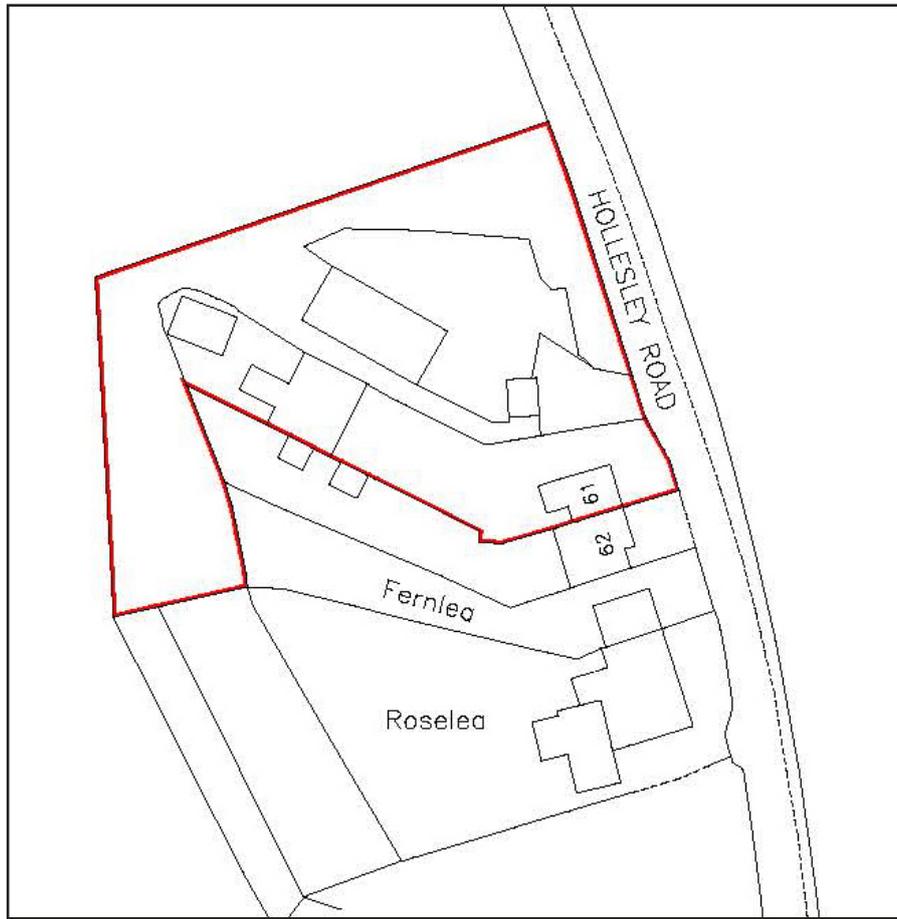


## The Outside

From the lane, there is a driveway providing ample space to the domestic area. This leads to a garden and numerous timber framed basic outbuildings. Adjacent is a further driveway off the lane that leads to the yard. The building/footprint of the buildings extends to 20' x 30', 27' x 19' and 21' x 30'. It appears that the majority of the buildings previously had electricity connected but the services have subsequently been severed. In addition, are a number of other small buildings/sheds. It is understood that in the past, the building/yard was used for the storage/distribution of firewood and general workshops.



Indicative Site





**Viewing** Strictly by appointment with the agent. The outbuildings are in a basic state of repair and one includes a vehicle inspection pit. It is advised that all parties viewing the premises do not enter the buildings and if they do, they do so at their own risk. The sellers nor agents take responsibility for any health and safety issues.

**Services** Mains water and electricity. Private drainage system—this appears to be a septic tank and may or may not comply with the 2020 regulations. There is an oil tank at the property which used to serve an oil range. The oil tank remains but the range has now been removed.

**EPC** Rating = F (copy available from the agents upon request)

**Council Tax** Band B; £1,628.42 payable per annum 2023/2024

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

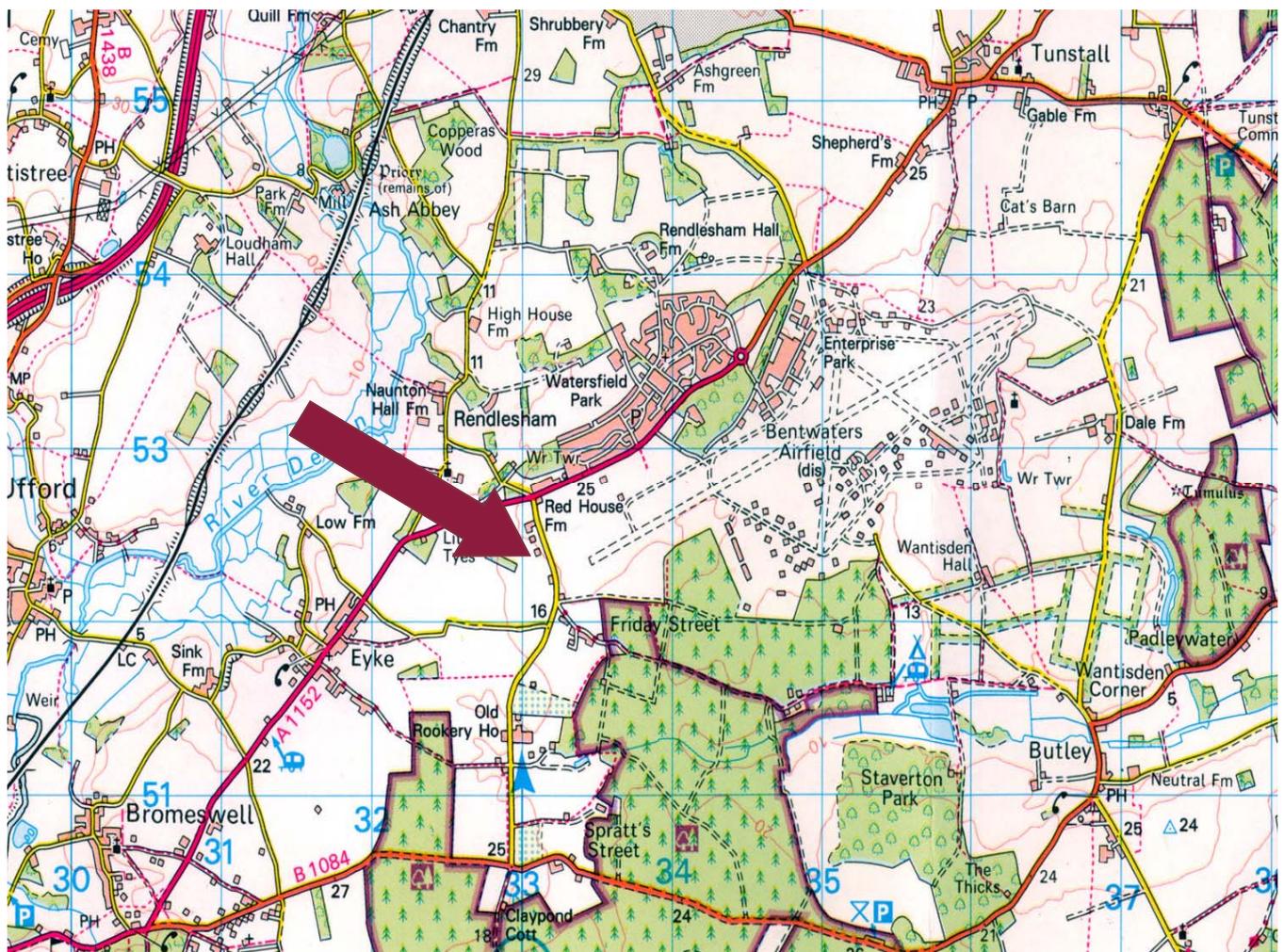
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. It is understood that a power line runs through the grounds that used to service the landing lights for the airstrip.

**October 2023**

## Directions

From Woodbridge, proceed through Melton and Bromeswell on the A1152. Having gone through Eyke and entered Rendlesham, take the small lane on the right hand side which is Hollesley Road. 61 will be found along the road on the right hand side.

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